

**Planning Commission Meeting  
Springwater Trail Room  
Gresham City Hall  
May 24, 2010 6:30 p.m.**

**I. Opening/Citizen Comments**

A regular session of the Gresham Planning Commission was called to order by Chair Anderson on the 24th of May, 2010 at 6:30 p.m. in the Springwater Trail Conference Room at Gresham City Hall, located at 1333 NW Eastman Parkway, Gresham Oregon. The minutes were prepared by Tammy Richardson.

**COMMISSIONERS PRESENT:** Richard Anderson  
Bill Bailey  
Joy Gannett  
Clint Holly  
Lori Stegmann  
Ken Stine

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Mike Abbaté, Urban Design & Planning  
Jonathan Harker, Urban Design & Planning  
Lauren McGuire, Urban Design & Planning

**COUNCIL LIAISONS PRESENT:** Councilor Craddick  
Councilor Fuhrer

Councilor Fuhrer informed the Commission that the first interview for the Planning Commission vacancies will take place tomorrow. There are several coming in the next couple of weeks.

**II. Commission Business / Work Session**

**Rockwood Design Standards**

Lauren McGuire, Senior Planner, presented an update on the Rockwood Design Standards project. The discussion on this phase of the project focuses on gathering feedback from the Commission on the desired urban form for the Rockwood Triangle. Included in the packet for the discussion are draft Design Principles, and two Urban Form Development Concepts:

- Concept A – Urban Village Form
- Concept B – (Regional) Center Form

Ms. McGuire presented a summary of the draft Design Principles and the Development Concepts in a PowerPoint presentation. She also addressed the process and history of the project. A Community Forum is scheduled for June 2<sup>nd</sup>. The Redevelopment Commission is scheduled to review the project on July 14 and a Council work session will be on August 17.

### **Questions and Discussion:**

Principles: Does the Planning Commission agree with the modification to the Principles?

The Planning Commission were generally in support of the principles as updated from previous input from the various stakeholders.

Development Concepts - Concept A – Urban Village Form and Concept B – (Regional) Center Form:  
Which urban form development concept is preferred, or is a hybrid version preferred?  
Which aspects of each concept are liked and/or disliked?

Commissioner Holly:

- Prefers the Urban Village form and likes pedestrian movement into the center
- Suggested taking the west half of the tall (Regional) Center plan and incorporating 5-6 stories along the east side of 181<sup>st</sup>
- Suggested consideration be given to realigning Burnside to the east to mitigate the Burnside and Stark intersection difficulties

Commissioner Gannett:

- Likes the Urban Village Concept; it is the most practical and will most likely to be constructed
- Likes the park blocks penetrating into the Triangle area from 181<sup>st</sup>
- Should have a building height limit in the Triangle center
- No height limit south of Stark, north of Burnside and 181<sup>st</sup>

Commissioner Bailey:

- Likes the Urban Village Form because of the pedestrian movement shown throughout the Triangle area
- Not enough pedestrian connection – need stronger connection
- Likes diagonal pedestrian connections in the (Regional) Center concept
- Need connections across east to west which could be accomplished through the park blocks.
- Suggested identifying a gateway element at Burnside and Stark

Commissioner Stegmann:

- Likes idea of central courtyard being larger within the Urban Village concept
- Consider protection of views of art work
- Prefers the bowl shape north and south and half bowl west to east with higher buildings along 181<sup>st</sup> (5-6 stories)
- Does not want to see giant tall buildings on the Triangle

Chair Anderson:

- Formerly preferred the (Regional) center concept but changed his mind and now prefers the Urban Village
- Security issues currently in Rockwood may make retail tough
- More likely to get larger buildings along main streets like 181<sup>st</sup>, Stark and Burnside and lower buildings in the center
- Think about using water as an open space feature perhaps in the park blocks (e.g. like a lake feature as seen in the Tualatin core)

Other Comments:

- Need minimum height at 181<sup>st</sup> – no one-story buildings should be allowed there
- Step back heights to make them more consistent with adjacent residential
- Consider permanent awning structure at the plaza
- Discussion of traffic on Burnside

### **III. Other Business / Good of the Order & Adjournment**

Chair Anderson updated the Commission on the activities of the Transportation Committee (CTAS). He noted that Tri-met will come to the CTAS meeting next month. Other projects include the 202<sup>nd</sup> LRT crossing and the Gresham/Fairview Trail.

Commissioner Gannett reported on activities of the Design Commission. There were three meetings in March through May and a tour of Rockwood. The Design Commission has been busy reviewing Rockwood Standards, Retail Design Standards, potential future design for the American Properties site at Division and Wallula, and the Downtown Code updates. Commissioner Gannett noted that the Design Commission preferred the Urban Village Form for the Rockwood Development Concept.

Mike Abbaté updated the Commission on the American Properties Plan Map Amendment application. It was denied by Council at the May 18<sup>th</sup> hearing.

Minutes:

April 26, 2010 Minutes

Commissioner Bailey moved to approve with correction of a typographical error, second by Commissioner Stine. Motion passed unanimously.

May 10, 2010 Minutes

Commissioner Bailey moved to approve, second by Commissioner Stine. Motion passed unanimously.

Commissioner Bailey acknowledged staff and the work spent with the Planning Commission work sessions. Commissioner Stegmann said she is impressed with the balance of the Commission membership and said it is like learning a new language.

It was suggested that staff provide a basic training session for the new Planning Commission members.

The Cinco de Mayo event at Plaza del Sol in Rockwood drew between 800 and 1,000 citizens. \$800 was raised for next year's funds.

**The meeting adjourned at 8:02 p.m.**

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Chair

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Recording Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

*Note:* For more detailed information, an audio recording of the meeting can be accessed by visiting:  
<http://www.greshamoregon.gov/city/city-departments/mayor-and-city-council/council-advisory-committees/Planning-Commission.aspx>.